118.0	0003	0029.A	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	666,100	/	666,100
USE VALUE:	666,100	/	666,100
ASSESSED:	666,100	/	666,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
342		FOREST ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	XI JINGQUN
Owner 2:	YANG TING
Owner 3:	
Street 1:	342 FOREST ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	LAWTON PATRICIA A/ TRUSTEE -
Owner 2:	342 FOREST STREET REALTY TRUST -
Street 1:	33 HOLLAND RD
Twn/City:	WAKEFIELD
St/Prov:	MA Cntry
Postal:	01880

NARRATIVE DESCRIPTION

This parcel contains .127 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1940, having primarily Wood Shingle Exterior and 1775 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

REMAINDER PATH

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	3	Below Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5533.000	255,900		410,200	666,100
Total Card	0.127	255,900		410,200	666,100
Total Parcel	0.127	255,900		410,200	666,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 375.31 | /Parcel: 375.31

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	76250
GIS Ref	
GIS Ref	
Insp Date	08/31/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 118.0-0003-0029.A

!9182!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	255,900	0	5,533.	410,200	666,100		Year end	12/23/2021
2021	101	FV	247,500	0	5,533.	410,200	657,700		Year End Roll	12/10/2020
2020	101	FV	247,600	0	5,533.	410,200	657,800	657,800	Year End Roll	12/18/2019
2019	101	FV	206,000	0	5,533.	416,100	622,100	622,100	Year End Roll	1/3/2019
2018	101	FV	206,000	0	5,533.	310,600	516,600	516,600	Year End Roll	12/20/2017
2017	101	FV	206,000	0	5,533.	281,300	487,300	487,300	Year End Roll	1/3/2017
2016	101	FV	206,000	0	5,533.	269,600	475,600	475,600	Year End	1/4/2016
2015	101	FV	193,700	0	5,533.	228,500	422,200	422,200	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	08:36:58

LAST REV

Date	Time
11/23/21	14:32:20

mmcmakin

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 9182

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
LAWTON PATRICIA	79108-413	1	11/9/2021		625,000	No	No		
MC CARTHY EDWAR	69927-438		9/14/2017	Convenience	1	No	No		Edward McCarthy dod 6/11/2021
MC CARTHY EDWAR	69927-431		9/14/2017	Convenience	1	No	No		
	13379-518		1/1/1978		41,000	No	No		Y

USER DEFINED

Prior Id # 1:	76250
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/22/2005	196	Porch	16,000	C		G6	GR FY06	3 season porch

ACTIVITY INFORMATION

Date	Result	By	Name
8/31/2018	MEAS&NOTICE	BS	Barbara S
12/1/2008	Meas/Inspect	336	PATRIOT
4/6/2000	Inspected	264	PATRIOT
2/15/2000	Measured	264	PATRIOT
9/1/1993		MF	

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5533		Sq. Ft.	Site		0	70.	1.06	5									410,192						410,200	

Total AC/HA:	0.12702	Total SF/SM:	5533	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	410,192	Spl Credit		Total: 410,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1940	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G7	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:	5 - Lino/Vinyl	35	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	110.00
Size Adj.:	1.34721112
Const Adj.:	0.98306996
Adj $ / SQ:	145.684
Other Features:	84300
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	347727
Depreciation:	91800
Depreciated Total:	255927

COMMENTS

SINK IN BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 6		BRs: 3			Baths: 2				HB		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

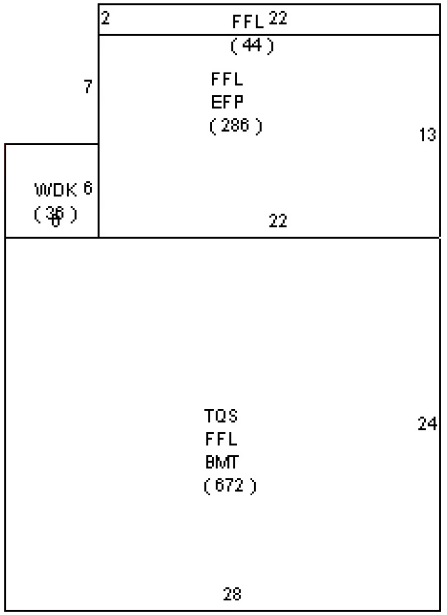
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	145.68
Special Features:	0	Val/Su Net:	102.36
Final Total:	255900	Val/Su SzAd	169.92

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,002	145.680	145,976
BMT	Basement	672	49.300	33,129
TQS	3/4 Story	504	145.680	73,425
EFP	Enclos Porch	286	36.120	10,331
WDK	Deck	36	15.730	566

Net Sketched Area:	2,500			Total:	263,427
Size Ad	1506	Gross Area	2668	FinArea	1775

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	40	F	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 118.0-0003-0029.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X12	A	AV	1985	0.00	T	27.2	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	